011.A	0001	0513.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	456,100	/	456,100
USE VALUE:	456,100	/	456,100
ASSESSED:	456,100	/	456,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 513

Owner 1:	MARKS MARGARET A/ TRUSTEE
Owner 2:	REVOCABLE TRUST OF MARGARET A
Owner 3:	MARKS
Street 1:	60 PLEASANT ST #513
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARKS MARGARET A -
Owner 2:	-
Street 1:	60 PLEASANT ST #513
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	456,100			456,100
Total Card	0.000	456,100			456,100
Total Parcel	0.000	456,100			456,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.65 | /Parcel: 505.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 149618
GIS Ref
GIS Ref
Insp Date 10/11/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0513.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	442,900	0	.		442,900	442,900	Year End Roll	12/18/2019
2019	102	FV	373,500	0	.		373,500	373,500	Year End Roll	1/3/2019
2018	102	FV	307,700	0	.		307,700	307,700	Year End Roll	12/20/2017
2017	102	FV	285,800	0	.		285,800	285,800	Year End Roll	1/3/2017
2016	102	FV	285,800	0	.		285,800	285,800	Year End	1/4/2016
2015	102	FV	257,300	0	.		257,300	257,300	Year End Roll	12/11/2014
2014	102	FV	225,600	0	.		225,600	225,600	Year End Roll	12/16/2013
2013	102	FV	225,600	0	.		225,600	225,600		12/13/2012

!1144!

PRINT

Date	Time
12/10/20	16:48:55

LAST REV

Date	Time
06/06/18	12:23:50
mmcmakin	
1144	

USER DEFINED

Prior Id # 1:	149618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARKS MARGARET	71066-407	1	5/29/2018	Convenience		No	No		
ENGELS ANNE LO	57361-139		8/29/2011		234,000	No	No		
	18300-302		7/1/1987		153,865	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	651	Redo Kit	15,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
6/14/2012	Info Fm Prmt	BR	B Rossignol
11/29/2011	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	5 - 5 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	V - Very Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	S - Side
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.903699994
Name:	16 - 6031

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.16518855
Const Adj.:	1.31182897
Adj $ / SQ:	489.129
Other Features:	36816
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640534
Depreciation:	184474
Depreciated Total:	456060

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	655.43
Special Features:	0	Val/Su Net:	505.65
Final Total:	456100	Val/Su SzAd	505.65

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	902	489.130	441,194
Net Sketched Area:		902	Total:	441,194
Size Ad	902	Gross Are	902	FinArea 902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.A-0001-0513.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	